

044.0

0005

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

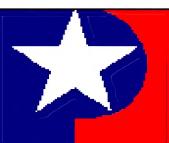
881,400 / 881,400

USE VALUE:

881,400 / 881,400

ASSESSED:

881,400 / 881,400



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
156-158		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PACHECO JOSE A & SUSAN P	
Owner 2:	
Owner 3:	

Street 1: 162 PALMER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KUO HAN-YU & HSIU-CHIN -

Owner 2: -

Street 1: 5 TIDD CIRCLE

Twn/City: LEXINGTON

St/Prov: MA Cntry:

Postal: 02420

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2532 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
104										881,400				31432	
4950.000										Entered Lot Size				GIS Ref	
421,700										Total Land:				GIS Ref	
4,900										Land Unit Type:				Insp Date	
454,800										01/15/09				01/15/09	

Total Card / Total Parcel
881,400 / 881,400
881,400 / 881,400
881,400 / 881,400

13779!	Parcel ID 044.0-0005-0005.0	
PRINT		
Date 12/10/20		Time 18:55:59
LAST REV		
Date 05/27/15		Time 14:03:40

Prior Id # 1: 31432	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
philc	
3779	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KUO HAN-YU & HS	60851-46		12/28/2012		545,000	No	No		
	19157-467		6/1/1988		234,300	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/16/2015	345	Siding	20,500						5/27/2015	Permit Insp	PC	PHIL C
									1/15/2009	Meas/Inspect	189	PATRIOT
									4/17/2000	Inspected	276	PATRIOT
									3/2/2000	Measured	264	PATRIOT
									8/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden	2	Rating: Average		A Bath:	Rating:														
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath:	Rating:														
(Liv) Units: 2	Total: 2			A 3QBth:	Rating:														
Foundation: 2 - Conc. Block				1/2 Bath:	Rating:														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 4 - Vinyl				OthrFix:	Rating:														
Sec Wall:		%																	
Roof Struct: 2 - Hip																			
Roof Cover: 1 - Asphalt Shgl																			
Color: WHITE																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID											
Grade: C - Average				Kits: 2	Rating: Average	1st Res Grid Desc: Line 1 # Units: 2													
Year Blt: 1925	Eff Yr Blt:			A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Alt LUC:		Alt %:		Frl:	Rating:	Other													
Jurisdct:		Fact:	.	WSFlue:	Rating:	Upper													
Const Mod:						Lvl 2													
Lump Sum Adj:						Lvl 1													
						Lower													
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Location:															
Prim Int Wall: 2 - Plaster				Total Units:															
Sec Int Wall:		%		Floor:															
Partition: T - Typical				% Own:															
Prim Floors: 3 - Hardwood				Name:															
Sec Floors:		%																	
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 5 - Steam																			
# Heat Sys: 2																			
% Heated: 100		% AC:																	
Solar HW: NO		Central Vac:	NO																
% Com Wall		% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 044.0-0005-0005.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1 19X20	A	AV	1930		21.58	T	40	104			4,900		4,900		
More: N	Total Yard Items:	4,900		Total Special Features:					Total:					Total:	4,900				